

PUBLIC HEARING -- APRIL 13, 1966

Appeal No. 8711

Appeal of Pauline M. King, et al, appellant

The Zoning Administrator District of Columbia, appellee

On motion duly made, seconded and unanimously carried the following Order was entered on April 27, 1966:

ORDERED:

Effective Date: April 29, 1966

That the appeal for permission to provide accessory off-street parking on Lot 17, Square 116, located at 1906 N Street, N. W., to serve a medical office building on Lot 70, Square 116, located at 1234 - 19th Street, N. W., be granted for the following reasons and subject to the conditions hereinafter set forth:

(1) From the records and the evidence adduced at the hearing, the Board finds that it is economically impracticable to locate such parking spaces within the principal building or Lot 70, Square 116, due to the restricted size of the lot, its present substantial improvement with a new medical office building on it, and the adverse adjoining ownership.

(2) The Board finds that the parking spaces as proposed on Lot 17 are so located and all facilities in relation to these parking spaces are designed in such a way that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions.

(3) The proposed parking lot use, as shown in the plans, is in harmony with the intent and purposes of the Zoning Regulations and will not tend to create dangerous or other objectionable traffic conditions.

(4) Lot 17, Square 116, premises 1906 N Street, N. W., is contiguous to Lot 70, Square 116, premises 1234 19th Street, N. W., the location of the office building which the proposed accessory parking will serve.

(5) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(6) There was no objection to the granting of this appeal registered at the public hearing.

(7) The proposed parking spaces on Lot 17 are so located that they will constitute reasonable and convenient parking for the occupants and guests of the building which they are designed to serve.

OPINION:

It is the opinion of the Board from the records and evidence adduced at the hearing and the findings made herein that it is economically impracticable to locate the accessory off-street parking spaces within the principal building, situated on Lot 70, Square 116, because of the substantial improvement now existing on that lot, of the size of the lot and the adverse adjoining ownership. The proposed parking spaces are designed in such a way that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions. The proposed parking facility will be in harmony with the general purpose and intent of the Zoning Regulations and map and will not tend to affect adversely the use of neighboring property.

This Order shall be subject to the following conditions:

(a) All areas devoted to driveways, access lanes, and parking areas shall be paved with materials which form an all-weather impervious surface.

(b) The parking lot shall be so designed that no vehicle or any part thereof shall project over any lot line or building line.

(c) Any lighting used to illuminate the parking lot shall be so arranged that all direct rays of light are confined to the surface of the parking lot.

(d) Appellant shall provide a brick wall at the property line along the N Street frontage with an appropriate opening for the access driveway and curbing along the access driveway from the brick wall to the back edge of the sidewalk.

(e) All buildings on adjacent lots with walls on the lot line of Lot 17, Square 116, shall be protected by bumper stops on this lot.

(f) Appellant shall provide a covenant running with the land that will require these off-street parking spaces to be maintained so long as the office building at premises 1234 - 19th Street, N. W., is used for medical offices.

(g) Certificate of Occupancy shall not issue until applicant has complied with the foregoing conditions. Any Certificate of Occupancy issued hereunder shall be subject to these conditions.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8711 Pauline M. King et al, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following amendment to the Order in this appeal was entered by the Board at its meeting on August 26, 1966.

EFFECTIVE DATE OF AMENDMENT- Sept, 9, 1966

ORDERED:

Due to the improper lot designation in the original order, the Order of April 29, 1966, granting this appeal for permission to provide accessory off-street parking on lot 17, square 116, located at 1906 N Street, NW., to serve a medical office building on lot 70, square 116, located at 1234 - 19th Street, NW., be amended to read as follows:

That the appeal for permission to provide accessory off-street parking on lot 17, square 116, located at 1906 N Street, NW., to serve a medical building on lot 72, square 116, formerly lot 70, square 116, located at 1234 - 19th Street, NW., be granted for the reasons and subject to the conditions set forth in the Order entered on April 27, 1966.